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Message Text

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ACTION EA-07

INFO OCT-01 ISO-00 CU-03 PA-01 EB-03 DODE-00 NSC-07 OMB-01

COME-00 RSC-01 DRC-01 L-02 /027 W
---------- 034200
P 080331Z OCT 74
FM AMCONSUL NAHA
TO SECSTATE WASHDC 1515
INFO USIA, WASH DC UNN

UNCLAS NAHA 427
E.O. 11652: N/A
TAGS: SCUL, JA
SUBJECT: OCEAN EXPO 75
FOR USIA/ICS /E CLARKE FROM BEACH
1. HAD NEGOTIATIONS ON SITE OCT 3 AND 4 WITH REPS OF SHIMIZU, DOWA, KINKI AND SANKI, AND FURTHER MEETINGS WITH KOYAMA, CHIEF ASSOC CONSTRUCTION; MIHARA, EXHIBITS DIRECTOR AND SHIMADA AND ASSOC ENGINEERS SUGIURA, IZU, FOR STRUCTURAL AND NAKA, PLUMBING AND OTHERS. FIGURE PRESENTED BY SHIMIZU AND SUBS FOR ALL AQUARIUM INCLUDING PREVIOUSLY RECEIVED Y25.9M FROM SHIMIZU QUOTED AT JUST OVER Y41M. Y6M OVER GOAL. FURTHER NEGOTIATIONS REDUCED TO Y38.5M.
2. AT ASSOCIATION MEETINGS, FIRST QUOTATION FOR MODIFICATIONS,

INCLUDING ALL TEMPORARY WORK, OFFICE EXPENSES AND OVERHEAD, Y188,220,000. ALSO INCLUDED Y4,480,000 FOR MODIFICATIONS AIR-CONDITIONING ADMIN MODUL OF WHICH APPROX Y2M FOR FCU ADJUSTMENTS, BALANCE FOR DUCTING. HOT WATER TANK AND LINES FOR SHOWERS KITCHENETTE AND BAR SERVICE NOT INCLUDED. HOT WATER SYSTEM ESTIMATE Y1.6M INCL OVERHEAD. ALSO NOT INCLUDED UNEXPECTED CONDITION SOIL BENEATH SOME MODIFICATION PIERS FOR PLATFORM, RAMPS, MEZZANINE; MODULES 1, 3, 6, AND 7, RESULTING IN VERTICLE ELONGATION OF FOOTINGS TO REACH FIRM GROUND, REQUIRING MORE CONCRETE AND REBARS. FIGURE NOT YET FINAL BUT KOYAMA STATES ABOUT Y2M. NOT HAVE FINAL FIGURE FOR ABOUT TWO WEEKS. SITE INSPECTION CONFIRMED ABOVE. AFTER FURTHER DISCUSSIONS, KOYAMA AND ENGINEERS AGREED NOT EXCEED Y2M HOWEVER IF WISH FINALIZE MODIFI-
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CATION FIGURE MUST ADD Y2M AND REDUCE LATER WITH CHANGE ORDER, OR

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WAIT TWO WEEKS TO NEGOTIATE EXACT FIGURE AND ADD AS CHANGE ORDER.
SEE BEACH ITEM FIVE.
3. INCLUDED IN ABOVE Y188M IS Y2,297,710 FOR PREVIOUSLY DONE CONCRETE
AND REBAR AQUARIUM. ASSOC REQUESTING, FOR ACCOUNTING REASONS, TRANSFER

ABOVE FIGURE TO AQUARIUM SHIMIZU CONTRACT. DIFFICULT TO ASCERTAIN
EXACTLY WHERE ASSOC CONCRETE WORK ENDS AND SHIMIZU STARTS RE AQUARIUM.

ABOVE LESS CHANCE FOR DUPLICATION. BEACH OPENION THIS ALSO ASSURES

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LESS CHANCE ASSOC OR SHIMIZU ALLOWING EXTRA FOR POSSIBLE ERROR IN
SEPARATING CONCRETE AND REBAR COSTS AND MORE CLEAN CUT, THUS
REDUCING Y188M TO Y185,833,364 AND INCREASING AQUARIUM TO Y40,797,700.

4. FURTHER MEETING KAMIYA OCT 6, RECOMMENDING ELIMINATE DUCTS FROM
ROOF FAN INTAKE TO EACH FCU ADMIN MOD. REDUCTION Y2,455,000 AND
ADDING HOT WATER SYSTEM Y1,625,000 EFFECTING POSSIBLE Y830,000
ADDITIONAL SAVING. ABOVE FIGURES ROUGH ESTIMATES. WILL TIGHTEN
UP OCT 10, 11 MEETINGS AT SITE. RE ABOVE KAMIYA AND ENGINEERS CLAIM
WILL NOT CHANGE AIR TEMPERATURE BUT MAY BE SLIGHTLY MORE HUMID. NO
OTHER MODULES HAVE DUCTING BETWEEN AIR INTAKE AND FCUS AND NONE IN
OTHER PAVILLIONS SCIENCE CLUSTER. HAVE ASKED KAMIYA INVESTIGATE ONE
DEHUMIDIFIER DIRECTLY UNDER ROOF INTAKE ADMIN ONLY IF WANT ASSURANCE
NO HUMIDITY. COST LESS THAN DUCTING. ALTERNATE; SEVERAL FREE
STANDING, FLOOR MODEL, PLUG IN, SMALL DEHUMIDIFIERS, ADMIN MOD.
5. DEPENDING ON CLARK DYER ADVICE, BEACH SUGGESTS HE PROCEED AS
FOLLOWS:
  A. PROCEED THIS WEEK TOWARDS CLOSE Y185,833 364 FOR
MODIFICATIONS AND DRAFT REVISION OF ATTACHMENT 2 OF MEMO JUNE ONE,
WITH REVISED FIGURES AND SECURE ALL LATEST DRAWING NUMBERS AND
DATES TO REFLECT WORK CALLED FOR IN ABOVE FIGURE .

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  B. IN ORDER NOT DELAY ABOVE, SECURE SOME FORM GUARANTEE THAT
EXTRA CONCRETE WORK MODIFICATION FOOTINGS NOT EXCEED Y2M BUT WILL BE
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SUPPLIED COMPLETE FIGURES QUANTITIES AND UNITS AND CONSIDER THIS
CHANGE ORDER WHEN FINAL COST NEGOTIATED. KAMIYA ESTIMATES WILL BE
LESS THAN Y2M.
  C. FURTHER NEGOTIATE REDUCTION DUCTING ADMIN MOD AND ADDITION
HOT WATER, POSSIBLY RESULTING REDUCTION CHANGE ORDER.
  D. PROCEED TO FINALIZE NEGOTIATIONS SHIMIZU AT APPROX Y40M
TOTAL AQUARIUM WITH CONCRETE AND REBAR COSTS INCLUDED PER ITEM 3,
AND SECURE ALL LATEST DRAWINGS AND DATES REFLECTING ABOVE FIGURE.

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6. RECAP: TOTAL PRESENT MODIFICATIONS FIGURE Y185,131,074. INCL.
TEMP. WORK, OFFICE AND OVERHEAD. FIRST CHANGE ORDER; ADD Y2M MAX.
2ND CHANGE ORDER; DUCTING AND HOT WATER ADMIN MOD, POSSIBLE REDUCTION
OR BREAKEVEN IF ADD CEILING DEHUMIDIFIER. THUS APPROX TOTAL JUNE
ONE MEMO PLUS TWO ABOVE CHANGES Y187M PLUS MINUS. TOTAL AQUARIUM
Y40.7M INCL ALL PREVIOUS CONCRETE, INCL TEMP, OFFICE AND OVERHEAD.
7. ABOVE PROCESS OF NEGOTIATIONS AND SEQUENCE TO ARRIVE AT DESIRED
TOTALS DIFFICULT EXPLAIN. AM MAILING COPIES FROM SHIMIZU,
AND SHIMIZUS SUBS RE AQUARIUM AND FROM ASSC RE MODIFICATIONS. WILL
WRITE RECORD ABOVE NEGOTIATIONS, HOWEVER DESIRE NAIL DOWN HERE AS

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MUCH OF ABOVE AS POSSIBLE OCT 11 MEETING. APPRECIATE RECOMMENDATIONS
RE ABOVE FIGURE RESHUFFLING ASAP.
8. BELIEVE REASON UNABLE FINALIZE FIGURES, ASSOC ACTUALLY DID NOT
KNOW. ASSOC HAVING COMMUNICATIONS, PERSONNEL AND CONTRACTOR DIFFI-
CULTIES. WILL WRITE REPORT.
9. ALSO HAD LENGTHY DISCUSSIONS RE SCHEDULE AND CONTRACT CLAUSES.
REPORT LATER.

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